

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

FIRST MORTGAGE FUND, INC.,

Debtor.

\_\_\_\_\_ /

Chapter 7

Case No. 11-44879-MBM

Hon. Marci B. McIvor

**TRUSTEE'S MOTION TO SELL REAL  
PROPERTY PURSUANT TO 11 U.S.C. § 363(b)**

Jurisdiction

1. This motion is brought under 11 U.S.C. § 363 and Fed.R.Bankr. P. 6004(a).
2. This is a core proceeding over which this court has jurisdiction. *See* 28 U.S.C. §§ 157(b)(2)(N) and 1334.

Background

3. The above bankruptcy case was filed on February 25, 2011. Mark H. Shapiro is the Chapter 7 Trustee of the Debtor's bankruptcy estate.
4. Assets of the bankruptcy estate include the Debtor's interest in residential real property located at 15874 Vaughan, Detroit, Michigan.
5. The following entities may claim an interest in the Vaughan property:

Wayne County, Treasurer for real property taxes of approximately \$11,500	City of Detroit, Treasurer for real property taxes of approximately \$4,200	City of Detroit, Water Dept. for unpaid water bills of approximately \$500
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6. The Trustee has received an offer from Catherine Torrence to purchase the Vaughan property for \$3,000. The Trustee has accepted the offer subject to further competitive bidding and bankruptcy court approval. A copy of the Purchase and Sale Agreement is attached as Exhibit "A".

### Request for Authority to Sell Property

7. The Trustee proposes to sell the estate's interest in the Vaughan property—subject to existing liens, claims and encumbrances— for \$3,000, pursuant to 11 U.S.C. § 363(b).

8. The Trustee “after notice and a hearing, may use, sell, or lease, other than in the ordinary course of business, property of the estate.” 11 U.S.C. § 363(b).

9. The Vaughan property will be sold pursuant to a Trustee's Deed, as is, without representation or warranties, whether expressed or implied, including, but not limited to, any warranties of merchantability, fitness for a particular purpose or habitability.

### Additional Sale Terms

10. A public auction sale of the property has been set for June 24, 2011 in the office of counsel for the Trustee, Steinberg Shapiro & Clark, 25925 Telegraph Rd., Suite 203, Southfield, Michigan 48033.

11. On or before June 22, 2011, persons wishing to submit competing bids on terms at least as favorable as those stated in the attached purchase agreement must provide the Trustee with a cashier's check or money order deposit in the amount of at least \$500. The successful bidder's deposit will be non-refundable and applied toward the purchase price. Interested bidders must also provide evidence of an ability to close a cash sale or evidence of pre-approved mortgage financing. The Trustee will maintain sole discretion to determine if interested bidders are qualified to bid based on their ability to close.

12. Competing bids will begin at \$5,000 and continue in increments of at least \$500.

13. If no other deposits are received by June 22, 2011, then no auction will occur, and the Trustee will close the sale with Catherine Torrence.

Request for Relief

The Trustee requests that this court enter an order approving the proposed sale and granting such further relief as this court deems appropriate.

STEINBERG SHAPIRO & CLARK

/s/ Tracy M. Clark (P60262)

Attorney for Trustee

25925 Telegraph Rd., Suite 203

Southfield, MI 48033

(248) 352-4700

clark@steinbergshapiro.com

Date: June 1, 2011

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

FIRST MORTGAGE FUND, INC.,

Debtor.

\_\_\_\_\_ /

Chapter 7

Case No. 11-44879-MBM

Hon. Marci B. McIvor

**ORDER APPROVING SALE OF REAL  
PROPERTY PURSUANT TO 11 U.S.C. § 363(b)**

The Chapter 7 Trustee filed a motion to sell real property located at 15874 Vaughan, Detroit, Michigan for \$3,000. All parties in interest were served with notice of the motion, and no objections were timely filed. The court finds good cause to enter this order.

IT IS ORDERED as follows:

- A. The Trustee's motion is granted in its entirety.
- B. The proposed sale of the real property located at 15874 Vaughan, Detroit, Michigan on the terms stated in the Purchase and Sale Agreement attached to the Trustee's motion and incorporated in this order for at least \$3,000 is approved.
- C. An auction sale of the real property is set for June 24, 2011 in the office of counsel for the Trustee, Steinberg Shapiro & Clark, 25925 Telegraph Rd., Suite 203, Southfield, Michigan 48033.
- D. On or before June 22, 2011, persons wishing to submit competing bids on terms at least as favorable as those stated in the purchase agreement attached to the Trustee's motion must provide the Trustee with a cashier's check or money order deposit in the amount of at least \$500. The successful bidder's deposit will be non-refundable and applied toward the purchase price. Interested bidders must also provide evidence of an ability to close a cash sale or evidence of pre-approved

mortgage financing. The Trustee will maintain sole discretion to determine if interested bidders are qualified to bid based on their ability to close.

E. Competing bids will begin at \$5,000 and continue in increments of at least \$500.

F. If no other deposits are received by June 22, 2011, then no auction will occur, and the Trustee will consummate the sale with Catherine Torrence. The successful purchaser shall provide the Trustee with the full purchase price on or before June 30, 2011. Failure to make the payment at that time, shall cause the sale to be null and void.

G. The sale will be conducted pursuant to 11 U.S.C. § 363(b), and the property shall be sold pursuant to a Trustee's Deed, subject to liens, claims, and encumbrances. The sale is "AS IS, WHERE IS," without representation or warranty, expressed or implied, of any kind, nature or description, including, without limitation, any warranty of title or of merchantability, usability, or of fitness for any particular purpose or habitability. .

H. The Trustee may execute such documents and agreements and perform such acts as may be necessary and appropriate to implement, effectuate, and consummate the sale.

I. All federal, state, and local governmental agencies and departments are ordered and directed to accept all filings necessary and appropriate to consummate the transactions contemplated by this order.

J. The fourteen day stay provided for in Bankruptcy Rule 6004(h) shall not be in effect with respect to the sale, and this order is effective and enforceable immediately upon entry.

K. Catherine Torrence is deemed a good faith purchaser for purposes of 11 U.S.C. § 363(m).

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

FIRST MORTGAGE FUND, INC.  
PO Box 2832  
Farmington, MI 48333  
xx-xxx7627

Chapter 7  
Case No. 11-44879-MBM  
Hon. Marci B. McIvor

Debtor.

\_\_\_\_\_ /

**NOTICE OF TRUSTEE'S MOTION FOR ORDER APPROVING  
SALE OF REAL PROPERTY PURSUANT TO 11 U.S.C. § 363(b)**

Chapter 7 Trustee, Mark H. Shapiro, intends to sell real property located at 15874 Vaughan, Detroit, Michigan for at least \$3,000. A copy of the offer is attached to the Trustee's motion. The Trustee believes that a sale of the real property for at least \$3,000 is in the best interest of the estate and its creditors. The sale will be subject to the terms and conditions of the Trustee's motion and will be subject to all liens, claims, and interests. The sale will be made as is, without any representation or warranties, whether express or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose.

Date of proposed auction:  
June 24, 2011 at 10:00 a.m.

Location of auction sale:  
Offices of Steinberg Shapiro & Clark  
25925 Telegraph Rd., Suite 203  
Southfield, MI 48033

Terms of sale: On or before June 22, 2011, prospective bidders must provide the Trustee a cashier's check or money order deposit in the amount of at least \$500; and adequate documentation to show an ability to fund the sale. Competing bids will begin at \$5,000 and continue in increments of at least \$500. The successful purchaser's deposit will be non-refundable and applied toward the purchase price. Immediately following the sale, the successful purchase shall execute a purchase agreement substantially identical to that attached to the Trustee's motion; A closing will be scheduled following the completion of the sale. Other terms and conditions may be obtained by contacting Tracy M. Clark, attorney for Trustee, at 25925 Telegraph Rd., Suite 203, Southfield, Michigan 48033, at (248) 352-4700.

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)**

If you do not want the court to approve the motion, or if you want the court to consider your views on the motion, then within 14 days from the date of service of this notice, you or your attorney

must file with the court a written objection or request for hearing<sup>1</sup> at the address noted below.

United States Bankruptcy Court  
211 W Fort St., Suite 2100  
Detroit, Michigan 48226

If you mail your objection or request for hearing to the court for filing, you must mail it early enough so the court will **receive** it before the 14 day period expires.

You must also mail a copy to:

Tracy M. Clark, Esq.  
Steinberg Shapiro & Clark  
25925 Telegraph Rd., Suite 203  
Southfield, MI 48033

If an objection or request for hearing is timely filed, the clerk will schedule a hearing on the motion and you will be served with a notice of the date, time and location of the hearing. If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the motion and may enter an order granting that relief.

STEINBERG SHAPIRO & CLARK

/s/ Tracy M. Clark (P60262)  
Attorney for Trustee  
25925 Telegraph Rd., Suite 203  
Southfield, MI 48033  
(248) 352-4700  
clark@steinbergshapiro.com

Date: June 1, 2011

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<sup>1</sup>Objections and requests for hearing must comply with F.R. Civ.P. 8(b), (c) and (e).

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

FIRST MORTGAGE FUND, INC.,

Debtor.

Chapter 7

Case No. 11-44879-MBM

Hon. Marci B. McIvor

**CERTIFICATE OF SERVICE**

I certify that on June 1, 2011, I served copies as follows:

Documents Served:	Trustee's Motion to Sell Real Property Pursuant to 11 U.S.C. § 363(b); Notice; Certificate of Service	
Served Upon:	Catherine Torrence 12961 Salem Redford, MI 48239	City of Detroit Treasurer Coleman A. Young Municipal Center 2 Woodward Ave., Suite 120 Detroit, MI 48226
	Wayne County Treasurer 400 Monroe, 5 <sup>th</sup> Floor Detroit, MI 48226	
Document Served:	Notice of Trustee's Motion for Order Approving Sale of Real Property Pursuant to 11 U.S.C. § 363(b)	
Served Upon:	All creditors listed on the attached Official Court Matrix	
Method of Service:	First Class Mail	

/s/ Christine T. Leach, Legal Assistant  
Steinberg Shapiro & Clark  
Attorneys for Trustee  
25925 Telegraph Rd., Suite 203  
Southfield, MI 48033  
(248) 352-4700  
cleach@steinbergshapiro.com



Label Matrix for local noticing  
0645-2  
Case 11-44879-mbm  
Eastern District of Michigan  
Detroit  
Wed Jun 1 16:02:46 EDT 2011

Barbara Diane Craig  
Living Trust  
21640 River Ridge Trail  
Farmington Hill, MI 48335-4621

Brenda F. Garner  
10820 Andrews  
Allen Park, MI 48101-1102

City of Detroit Finance Dept  
Coleman A Young Municipal Center  
2 Woodward Ave  
Room 120  
Detroit, MI 48226-3573

Community National Bank CUST  
FBO Brenda F. Garner, IRA  
10820 Andrews  
Allen Park, MI 48101-1102

Community National Bank CUST  
FBO Frederick A. Otto, IRA  
795 Fairway Drive  
Gaylord, MI 49735-9386

Community National Bank CUST  
FBO Jeremiah B. Gillette, IRA  
30345 Oakview Way  
Bingham Farms, MI 48025-4629

Community National Bank CUST  
FBO Louise Parker, IRA  
8030 Flagstaff St.  
Commerce Twp., MI 48382-2329

Community National Bank CUST  
FBO Michael Pianin, IRA  
24350 N. Whispering Ridge Unit 33  
Scottsdale, AZ 85255-5732

Community National Bank CUST  
FBO Pamela J. Flick IRA  
9421 Huron Rapids Dr.  
Whitmore Lake, MI 48189-9383

Alexander & Hornung, Inc.  
Union Workers Pension Plan  
20643 Stephens Road  
St. Clair Shore, MI 48080-1047

Barbara Kendall  
18731 Bainbridge  
Southfield, MI 48076-5313

Catherine J. Dumke Trustee of the  
Catherine J. Dumke Revocable Trust  
20081 E. Ballantyne Court  
Grosse Pt Farms, MI 48236-2426

Tracy M. Clark  
25925 Telegraph Rd.  
Suite 203  
Southfield, MI 48033-2527

Community National Bank CUST  
FBO Catherine J. Dumke, IRA  
20081 E. Ballantyne Court  
Grosse Pte Wood, MI 48236-2426

Community National Bank CUST  
FBO Harlan E. Bloomquist, IRA  
3033 W. Village  
Port Huron, MI 48060-1403

Community National Bank CUST  
FBO Lawrence M. Garner, IRA  
10820 Andrews  
Allen Park, MI 48101-1102

Community National Bank CUST  
FBO Mary P. Mies IRA  
785 Deer Court  
Plymouth, MI 48170-1743

Community National Bank CUST  
FBO Michael T. Stacey, IRA  
P.O. Box 2328  
Farmington Hls., MI 48333

Community National Bank CUST  
FBO Robert A. Connelly  
40736 Brentwood Drive  
Sterling Hgts, MI 48310-2212

Aubrey Living Trust  
Dated 09/14/04  
7384 Radcliff Drive  
West Bloomfield, MI 48322-3535

Jeffrey H. Bigelman  
Osipov Bigelman, P.C.  
20700 Civic Center Drive., Ste. 310  
Southfield, MI 48076-4155

Catherine J. Dumke, Trustee  
Catherine J. Dumke Revocable Trust  
20081 E. Ballantyne Court  
Grosse Pte Wood, MI 48236-2426

Community National Bank CUST  
FBO Arvin J. Pearlman, IRA  
26501 Hendrie  
Huntington Wood, MI 48070-1342

Community National Bank CUST  
FBO Charles A. Cuddington, IRA  
44828 Utica Road  
Utica, MI 48317-5472

Community National Bank CUST  
FBO Jean E. Musinski, IRA  
6220 Glen Valley Tr Unit 3C  
Frederick, MD 21701-7801

Community National Bank CUST  
FBO Louise M. Maniere, I.R.A.  
51607 Kachina Lane  
Macomb, MI 48042-4254

Community National Bank CUST  
FBO Michael Chakan IRA  
318 Easton Drive  
Lakeland, FL 33803-2938

Community National Bank CUST  
FBO Mr. James Maniere, IRA  
51607 Kachina Lane  
Macomb, MI 48042-4254

Community National Bank CUST  
FBO Sharon R. Singletree, IRA  
22885 Cranbrooke Road  
Novi, MI 48375-4506

Community National Bank CUST  
FBO Susan B. Morris, IRA  
01841 M 66 South  
East Jordan, MI 49727-9169

Community National Bank CUST  
FBO Terrence D. Kalley IRA  
2657 Valleyview Drive  
Troy, MI 48098-6201

Community National Bank CUST  
FBO Thomas W. McKay, IRA  
49149 Village Point Drive  
Shelby Township, MI 48315-3985

Community National Bank CUST  
FBO Wendy Duthie-Stacey, IRA  
P.O. Box 9075  
Farmington Hls., MI 48333-9075

Community National Bank CUST  
FBO William A. Morris, III, IRA  
01841 M 66 South  
East Jordan, MI 49727-9169

Community National Bank CUST  
FBO: Stuart J. Snider, IRA  
615 Griswold, Suite 600  
Detroit, MI 48226-3981

Community National Bank CUST  
FBO: Jack Schwarcz, IRA  
26140 Raine  
Oak Park, MI 48237-1024

Community National Bank CUST  
FBO: Rosemary Ballard IRA  
6641 Andersonville Road  
Clarkston, MI 48346-2701

Community National Bank CUST  
Otto Family Limited Partnership  
795 Fairway Drive, Gaylord 49735-9386

Community National Bank Cust  
FBO: Ann Aubrey, IRA  
7384 Radcliff Drive  
West Bloomfield, MI 48322-3535

Community National Bank Cust  
FBO: Jacqueline Chastain IRA  
P.O. Box 2832  
Farmington Hill, MI 48333-2832

Community National Bank Cust  
FBO: Rex Aubrey, IRA  
7384 Radcliff Drive  
West Bloomfield, MI 48322-3535

Community National Bank Cust  
FBO: Richard E. Warren, IRA  
2559 Kent Ridge Court  
Bloomfield Hill, MI 48301-2277

Community National Bank Cust  
FBO: Richard E. Warren, ROTH IRA  
2559 Kent Ridge Court  
Bloomfield Hill, MI 48301-2277

Community National Bank Cust fbo Jack Schwar  
26140 Raine  
Oak Park, MI 48237-1024

Community National Bank Cust.  
FBO: Michelle L. Chakan, IRA  
27153 Pembroke Lane  
Farmington Hill, MI 48331-3670

Community National Bank, Cust.  
FBO: Sara B. Warren, IRA  
2559 Kent Ridge Ct.  
Bloomfield Hill, MI 48301-2277

Courtney M. Tursi  
1065 Vollmers St.  
Commerce Twp., MI 48390-1039

Dolores K. Renaud  
1806 Portlock  
Commerce Twp., MI 48382-3777

Dominic Bonnano - Trust  
852 Canterbury Road  
Grosse Pte Wood, MI 48236-1253

Doris Lucille Miller, Trustee  
Under Agreement Dated 06/07/95  
1514 Granger Road  
Ann Arbor, MI 48104-4427

Eastside Periodontal Associates  
Defined Benefit Pension Plan  
26140 Raine  
Oak Park, MI 48237-1024

Eastside Periodontics Defined Benefit Pensio  
26140 Raine  
Oak Park, MI 48237-1024

Ellajo B. Thompson  
2118 Lakepoint Drive  
Knoxville, TN 37922-8405

Estate of Howard Diamond  
% Louisa Rucker  
212 Mt. Pleasant Dr.  
Locust Grove, VA 22508-5513

F&D Employees'  
Profit Sharing Plan  
600 Ford Building  
Detroit, MI 48226-3981

First Mortgage Fund, Inc.  
PO Box 2832  
Farmington, MI 48333-2832

First Mortgage Fund, Inc.  
c/o Jeffrey H. Bigelman, Esq.  
20700 Civic Center Dr., Ste. 310  
Southfield, MI 48076-4155

Martin L. Fried  
4000 Town Center  
Suite 1200  
Southfield, MI 48075-1413

Gary W. Rogers  
Susan R. Rogers  
1370 Chesterfield Ave.  
Birmingham, MI 48009-1073

Genesee County Treasurer  
1101 Beach Street  
Flint, MI 48502-1428

Geoffrey Davies  
Revocable Living Trust  
P.O. Box 1835  
Royal Oak, MI 48068-1835

George H. Uridge  
Judith E. Uridge  
25400 Harcourt Street  
Farmington Hill, MI 48336-1226

Grace E. Kiefer  
c/o Kathy Osborne  
6936 Buckley  
Canton, MI 48187-1601

HouseCare, LLC  
17211 West 12 Mile  
Southfield, MI 48076-2130

Irving H. Baron and Betty Baron  
Living Trust, Dated 05/12/10  
31781 Bellvine Trail  
Beverly Hills, MI 48025-3716

Jack R. Lousma TTEE  
Jack Lousma Retirement Plan U/A DTD  
2722 Roseland  
Ann Arbor, MI 48103-2137

Jack R. Lousma and Gratia K. Lousma  
Under Trust Dated 07/09/07  
2722 Roseland  
Ann Arbor, MI 48103-2137

Jack Schwarcz  
Defined Benefit Plan  
26140 Raine  
Oak Park, MI 48237-1024

Jack Schwarcz Defined Benefit Pension Plan  
26140 Raine  
Oak Park, MI 48237-1024

James C. Berger Trust  
42425 JO-ED  
Sterling Height, MI 48314-3038

James L. Maniere  
51607 Kachina Lane  
Macomb, MI 48042-4254

Jean E. Musinski  
6220 Glen Valley Tr Unit 3C  
Frederick, MD 21701-7801

John Shamoun, Jr.  
5498 Putnam Dr.  
West Bloomfield, MI 48323-3718

Joseph Erlich  
Linda Erlich  
2655 Northfield  
White Lake, MI 48383-2131

Joshua Christopher Dorsey  
P.O. Box 251538  
W. Bloomfield, MI 48325-1538

Julia H. Hanba  
6761 Kennesaw Road  
Canton, MI 48187-1282

Richardo I. Kilpatrick  
903 N. Opdyke Rd.  
Suite C  
Auburn Hills, MI 48326-2693

Kilpatrick and Associates, PC  
On Behalf of Wayne County Treasurer  
903 N. Opdyke Road, Suite C  
Auburn Hills, MI 48326-2693

Lawrence M. Garner  
10820 Andrews  
Allen Park, MI 48101-1102

Louise M. Maniere  
51607 Kachina Lane  
Macomb, MI 48042-4254

Macomb County Treasurer  
One S. Main Street  
Mt. Clemens, MI 48043-2306

Macomb County Treasurer  
FL 2  
1 S Main St  
Mt. Clemens, MI 48043-2352

Marathon Limited Partnership  
C/O E & T Co-Gen Ptr Ely Tama Pres  
32783 Middlebelt Rd.  
Farmington Hill, MI 48334-1726

Margaret S. Snider  
Trustee U/A/D 09/30/80  
6760 W. Maple #6115  
West Bloomfield, MI 48322-4910

Maria F. Ward  
1838 Rosemont Road  
Berkley, MI 48072-1846

Marjorie A. Taylor  
Trust Dated 02/21/91  
21615 N 56th Drive  
Glendale, AZ 85308-6226

Mark W. Shatz  
Rhonna S. Shatz  
5453 Pond Bluff Court  
West Bloomfield, MI 48323-2441

Marlene M. Calverley  
4595 Valley View Pointe  
Rochester, MI 48306-1745

Maxine M. Chakan  
21625 River Ridge Trail  
Farmington Hill, MI 48335-4621

McGeoch Charlotte W IRREV  
T/A#2010240-1702300  
4900 Tiederman Rd. 4th Fl NE  
Brooklyn, OH 44144-2338

Michael A. Calverley  
4595 Valley View Pointe  
Rochester, MI 48306-1745

Michael Bocanegra  
c/o Stuart M. Brody  
161 North Clark St  
Ste 3575  
Chicago, IL 60601-3214

Michael Chakan  
318 Easton Dr.  
Lakeland, FL 33803-2938

Michael G. Benninger  
1280 Palmer  
Plymouth, MI 48170-2053

Michelle L. Chakan  
Revocable Living Trust  
27153 Pembridge Lane  
Farmington Hill, MI 48331-3670

Morgan Noelle Stacey  
2812 Duffers Lane  
Commerce Twp., MI 48390-1731

Mortgage Servicing Corporation  
17211 West 12 Mile  
Southfield, MI 48076-2130

Nancy A. Diamond  
212 Mt. Pleasant Dr.  
Locust Grove, VA 22508-5513

Oakland County Treasurer  
1200 N Telegraph Rd  
Bldg 12 E Dept #479  
Pontiac, MI 48341-1032

Otto Family Foundation  
795 Fairway Court  
Gaylord, MI 49735-9386

Otto Family Limited Partnership  
795 Fairway Drive  
Gaylord, MI 49735-9386

Phyllis Shatz  
7310 Ashford Place, Apt. 303  
Delray Beach, FL 33446-2528

R & B Sales  
852 Canterbury Road  
Grosse Pte Wood, MI 48236-1253

Reta M. Winter  
3451 Stolzenfeld  
Warren, MI 48091-4565

Robert A. Bartlett  
Living Trust  
2435 Devon Lane  
Birmingham, MI 48009-1514

Robert C Meyer DO  
Defined Benefit Pension Plan  
P O Box 459  
New Baltimore, MI 48047-0459

Robert C. Meyer, D.O.  
Defined Benefit Pension Plan  
34764 Dequindre  
Sterling Hgts., MI 48310-5279

Mark H. Shapiro  
25925 Telegraph Rd.  
Suite 203  
Southfield, MI 48033-2527

Sharon Singletree  
22885 Cranbrooke Drive  
Novi, MI 48375-4506

Sharron Chakan  
Revocable Living Trust  
13894 Elmbrook Drive  
Shelby Twp., MI 48315-6060

Shirley B. Karnow  
29033 Lancaster Dr., Apt. #104  
Southfield, MI 48034-1468

SingleTree Works, Inc  
17211 West 12 Mile  
Southfield, MI 48076-2130

Jill Kristen Smith  
One S. Main, 8th Floor  
Mt. Clemens, MI 48043-2306

Stavenkan Fund, Inc.  
17211 West 12 Mile  
Southfield, MI 48076-2130

Stuart Goldstein  
Iris Goldstein  
30600 Northwestern Highway-Ste #245  
Farmington Hill, MI 48334-3171

Stuart J. Snider, Esq  
615 Griswold  
Ste 600  
Detroit, MI 48226-3981

Stuart J. Snider, TEE  
UAD 1/26/81  
615 Griswold, Suite 600  
Detroit, MI 48226-3981

Teresa Renaud  
2812 Duffers Lane  
Commerce Twp., MI 48390-1731

Teri L. Budny  
424 Yerkes  
Northville, MI 48167-1638

Victoria C. Kap  
David E. Kap  
20924 Bayside  
St. Clair Shore, MI 48081-1115

WAYNE COUNTY TREASURER  
400 MONROE, STE 520  
DETROIT, MICHIGAN 48226-2942

Wayne County Treasurer  
400 Monroe Street  
5th Floor  
Detroit, MI 48226-2984

West Bloomfield Township Treasurer  
P.O. Box 250130  
W. Bloomfield, MI 48325-0130

William A. III & Susan B. Morris  
01841 M66 South  
East Jordan, MI 49727-9169

William A. Morris, Jr.  
3462 Lake George Road  
Oakland Twp., MI 48363-2908

Yosi N. Heber  
26180 Raine St.  
Oak Park, MI 48237-1024

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)Community National Bank CUST  
FBO Pamela J. Flick IRA  
9421 Huron Rapids Dr.  
Whitmore, Lake, MI 48189-9383

(u)Mueller Mayville, PC

(d)Robert C. Meyer DO  
Defined Benefit Pension Plan  
P.O. Box 459  
New Baltimore, MI 48047-0459

(u)Wayne County Treasurer

End of Label Matrix  
Mailable recipients 126  
Bypassed recipients 4  
Total 130

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

FIRST MORTGAGE FUND, INC.,

Debtor.

\_\_\_\_\_ /

Chapter 7

Case No. 11-44879-MBM

Hon. Marci B. McIvor

Exhibit List

Exhibit

Description

A

Purchase and Sale Agreement of Real Property

**PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY**

I Catherine Torrence "Buyer" agree to purchase from Mark H. Shapiro, Trustee for the bankruptcy estate of First Mortgage Fund, Inc. "Seller" the bankruptcy estate's interest in real property situated in the City of Detroit, County of Wayne, State of Michigan, more fully described as:

Lot 65, Estes Park Sub, per the plat recorded in L 49, P 29, Wayne County Register of Deeds

Tax ID No. Ward 22, Item 097789

commonly known as 15874 Vaughan, Detroit, MI for \$4,000 payable no later than May 30, 2011. This sale is not contingent upon financing.

Buyer shall pay all unpaid taxes, water bills, and assessments for prior and current years.

Seller is not responsible for transfer taxes or any other expenses, nor will Seller supply title insurance. Upon receipt of the purchase price, Seller will provide Buyer with a Trustee's Deed conveying the bankruptcy estate's interest in the real property to Buyer.

This is the full and complete agreement and understanding of parties concerning this real estate and sale: SAID PARCEL AND ALL IMPROVEMENTS ARE SOLD "AS IS" AND WITH ALL FAULTS AND CONDITIONS AND SUBJECT TO ALL LIENS, CLAIMS, AND ENCUMBRANCES. There are no warranties, express or implied, including any warranties of merchantability, lack of environmental contamination, or fitness for a particular purpose. Buyer is familiar with the size, location, and condition of the described parcel and of the improvements, and is buying the same based upon his knowledge and inspection, or experts hired at his cost on his behalf.

Other conditions: See attached addendum

As earnest money and evidence of good faith on the part of Buyer, Buyer agrees to deliver a deposit of \$1,000 to Seller upon execution of this agreement by Buyer. If Buyer consummates the sale under this agreement, the Seller shall apply the entire deposit toward the purchase price. If Buyer fails to consummate the sale for any reason other than because the bankruptcy court will not allow the sale to proceed, Buyer shall forfeit the deposit to Seller as liquidated damages.

This contract may not be modified, extended, or amended except by subsequent agreement, in writing, signed by Seller and Buyer.

This proposition made subject to approval of the Seller on or before the \_\_\_\_\_ day of \_\_\_\_\_, 2011. Time is the essence of this agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

Received from \_\_\_\_\_, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) as a deposit per conditions stated above.

The above proposition is accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Seller

**ADDENDUM "A" TO OFFER TO PURCHASE (Vaughn)**

A. The sale is subject to approval of the United States Bankruptcy Court for the Eastern District of Michigan, and the receipt of higher and better offers received by the Trustee on or after the completion of a public sale, which will be scheduled approximately twenty (21) days after the filing of pleadings seeking the approval of the sale. The Trustee will seek approval of the sale from the Bankruptcy Court.

B. Seller agrees that any higher or better offers received at the public sale must be in an amount at least \$1,000 greater than the amount of Buyer's initial offer. Upon receipt of a competing offer at least \$1,000 greater than Buyer's initial offer, Seller, in his sole discretion, may solicit offers in whatever increments he determines to be reasonable.

C. Title to the property will be transferred by the Trustee's execution of a Trustee's Deed.

D. The sale of the property shall be made on an "as is, where is" basis, without representations or warranties express or implied, of any kind, nature or description including, without limitation, warranties of merchantability, habitability, or fitness for any particular purpose.

E. The sale is exempt from Seller's Disclosure requirement under Seller's Disclosure Act 92 1993 MCL 565.953 sec. 3a.

F. This Purchase Agreement shall not survive after closing.

Seller's initials: \_\_\_\_\_

Purchaser's initials: \_\_\_\_\_